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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Volunteer Capital Corp.	SAME	18W800
P. O. Box 184 (NAME)	(NAME)	
Two Maryland Farms		83-9-42
Suite 100 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Eaton and wife, Wilma J. Eaton and James K. Eaton and wife, Toni C. Eaton

have bargained and sold, and by these presents do transfer and convey unto the said Volunteer Capital Corporation

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of F. O. Beasley's Subdivision, of Block "C" of the Douglass Place in East Nashville, as of record in Plan Book 2, page 66, Chancery Court at Nashville, described according to a survey made Barge, Waggoner and Sumner, Engineers, February 22, 1963, as follows:

Beginning at the southeast corner of Gallatin Road and Ordway Place; thence with the southerly margin of Ordway Place, south 84 deg. 16' east 99 ft. to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 5 deg. 20' west 160 feet to the northerly margin of an alley; thence with said alley north 82 deg. 44' west 123.73 ft. to the easterly margin of Gallatin Rd.; thence with said road, north 11 deg. 58' east 92.08 feet to an iron pin; continuing with said road, north 17 deg. 30' east 66.50 ft. to the beginning.

Being the same property conveyed to James W. Eaton and wife, Wilma J. Eaton a 1/2 undivided interest and unto James K. Eaton and wife, Toni C. Eaton, a 1/2 undivided interest by deed from Charles E. Binkley and wife, Dorothy Binkley of record in Book 5287, page 623, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of June, 19 80.

James W. Eaton
JAMES W. EATON

James K. Eaton
JAMES K. EATON

Wilma J. Eaton
WILMA J. EATON

Toni C. Eaton
TONI C. EATON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Eaton and wife, Wilma J. Eaton and James K. Eaton and wife, Toni C. Eaton

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 1980.

My commission expires 7-18-82 Notary Public Anne [illegible]

ANNE MARSDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 82,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Marion King

Sworn to and subscribed before me this 6th day of June, 19 80.

My commission expires 7-18-82 Notary Public Anne [illegible]

ANNE MARSDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

BASS, BERRY & SIMS, 2700 First American Ctr., Nashville, TN 37238
Name Address

RUSH

WARRANTY DEED

FROM James W. Eaton, et al.

TO Volunteer Capital Corp.

F. 9. 2. 4. 1. 5

IDENTIF. REFERENCE

JUN 6 3 24 PM '80

FELIX Z. COLEMAN REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRBE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			82500.00- CO	
			214.50 CO TX	
			.50 PRBE	
			6.00 MDED	
			CHECK 221.00-	
			2892A06/06/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 92415

T
IDENTIFICATION REFERENCE

JUN 6 3 24 PM '80

No. 760228